

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:40 p.m. Regular Meeting January 24, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Vice Chairwoman Lucienne Cote  
Commissioner Janet Lemieux  
Commissioner Bernadette Rochefort

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Commissioner Sally Anthony - Absent  
Commissioner Charles Baldelli - Absent  
Commissioner Normand Laliberte – Absent  
Attorney Michael Murphy

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2. Good and Welfare for the Audience - None
  3. Good and Welfare for the Commissioners
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4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of December 20, 2012. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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5. Chairman Lahousse asked for a motion to accept the bills paid for the month of December 2012. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort.

Vice Chairwoman Cote asked about payment to St. Charles Borromeo church. The Director noted that was when there was work being done at Parkview. Commissioner Lemieux asked about "Reclass of Seabrook Solutions". The Finance Director came down to the meeting and explained that the bills had been improperly processed to the COCC. The line items in question were the corrections of the errors.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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6. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A - D. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort.

Commissioner Lemieux asked about the Schacht & McElroy. The Director explained that that opinion was requested by and paid for by the City of Woonsocket. There was some further regarding the PILOT payment to the City, and the Cooperative Agreement that was signed in 1950. The WHA paid \$986,000 in total, for City services, in 2012, even though the Cooperative Agreement says the WHA does not have to pay such fees. The Chairman questioned whether we are paying such fees in violation of the Agreement. Attorney Murphy indicated that there is a newer agreement that is more expansive; he indicated that it is a gray area. Commissioner Lemieux commented that there needs to be education about what properties belong to the WHA as many in the City associate properties that do not belong to the WHA with the WHA. The Chairman also spoke to the perception that the WHA is a huge draw on the City's emergency services. He noted that it is not the crime rate on our properties, but rather medical services to the elderly (who are easier to reach in our elevator-equipped high-rises than in the City's three-story apartments). There was some further discussion. Commissioner Lemieux asked how we might be able to get out the facts about the WHA. The Director indicated that maybe the

Deputy Director would go back on the talk shows to state the facts.

Vice Chairwoman clarified that HUD refused to adjust the WHA's PHAS score. The Director confirmed that.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Lemieux and seconded by Vice Chairwoman Cote.

The Director submitted his report as written. He noted that the kitchen area for St. Germain Assisted Living is moving along.

Commissioner Lemieux asked about the count of potential assisted living residents. The Director answered 30. The Chairman mentioned that he had heard the residents of St. Germain were upset because they lost their community room. The Deputy will address this issue in his report.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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7B. Report of the Deputy Director

Chairman Lahousse asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Lemieux and seconded by Vice Chairwoman Cote.

The Deputy submitted his report as written. He noted that the façade work at Crepeau Court has been suspended for the winter to resume in March. Veterans Memorial work has started; fencing is being put up around the buildings. Regarding the Community Room at St. Germain Manor, it is being renovated, but it has not been taken away, and it will not be in the future. If there is a group that needs a space, the WHA would allow them to use a vacancy for a function, if necessary, during HVAC work. The Deputy discussed further specifics of the renovation work taking place. He indicated a finish date of early-April. The Deputy also discussed the ChoiceNeighborhoods grant, and the meetings scheduled for March 6 and 7. He invited Board members to attend.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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8. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

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9. Report of Committees – None

10. Unfinished Business

- A. The Chairman asked for a motion to remove contract with Woonsocket Senior Services, Inc. from table. A motion was made by Vice Chairwoman Cote and seconded by the Chairman.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

- B. The Chairman asked for a motion to approve the revised contract with Woonsocket Senior Services, Inc. A motion was made by Commissioner Lemieux and seconded by the Chairman.

Vice Chairwoman Cote asked about the maintenance of the appliances. The Director noted that he had pictures taken and the stoves, refrigerators and countertops were all clean. There was some further discussion by Vice Chairwoman Cote.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
  
Commissioner Lemieux  
Commissioner Rochefort

Vice Chairwoman Cote

11. New Business

- A. The Chairman asked for a motion to approve Resolution # 1114: Approval of the 2013 Operating budget.

A motion was made by Vice Chairwoman Cote and seconded by Chairman Lahousse. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

- B. The Chairman asked for a motion to approve Resolution # 1115: Authorizing the Housing Authority of the City of Woonsocket to Write off Uncollectible LIPH Accounts. A motion was made by Vice Chairwoman Cote and seconded by Chairman Lahousse.

Commissioner Lemieux asked what the time frame was for this write-off. LIPH was the calendar year 2012; the S8 write-off was for the last quarter of 2012 only. There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

- C. The Chairman asked for a motion to approve Resolution # 1116: Authorizing the Housing Authority of the City of Woonsocket to Write off Uncollectible S8 Accounts.

A motion was made by Vice Chairwoman Cote and seconded by Chairman Lahousse. There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Lemieux  
Commissioner Rochefort

## 12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Cote and seconded by Vice Chairwoman Cote at 5:41 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director